



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
NOVEMBER 9, 2021
9:00 A.M.**

Staff Present:

Christina Chaney, Administrative Assistant
Monique Drake, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Michelle Shahryal, Code Compliance Officer
Porshia Williams, Assistant Director, Department of Sustainable Development
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette DelGrosso, Code Compliance Officer
James Fetter, Code Compliance Officer
Manuel Garcia, Sr. Code Compliance Officer
Patt Gavin, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspections Officer
Dorian Koloian, Sr. Code Compliance Officer
Malaika Murray, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Gail Williams, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE20110932: Connis Braen, attorney; Winford Courtney	CE21090776: Jaime Giraldo
FC20090010: Stephen Tilbrook, attorney	CE21090147: Randy Kritzer
CE20090564: Judith Dolan	SE21090394: Mozell Kelly; Mary Brown
CE21090170: Bill Reilly, attorney; Ellen Reinig	CE21020670: Orville Jarret
CE21090447: Lora Allen	SE21060016: Samuel Melendez
CE21060145: Eugenio Palermo	SE21070364: Darryl Allen
SE21090017: Peter Lemieux	CE21050969: Rachel Jacobson
CE21090749; SE21090098: Ryan Emmer	CE21060872: Randy Lipkien, attorney
CE19111013: Charles Williams	CE21031058: Naran Lalwani
CE21010622; CE21010627: James Husky, attorney	CE21080907: Monique Beauchamp
CE21040436: Sibyl Cotton; Ralph Alter	CE21030138; CE20121059: Isaac Perez
CE21050480: James Carrol	BE20090078; BE20080196; BE20080185; BE20080071;
SE21070154: Yona Peretz	BE20080060; BE20060163: James Hurchalla attorney
CE21050554: Carmen Smith; Charles Larcan	CE10081229: Leslie Prescott
CE21040503: J. Cole; Shelly Davis	CE18030094: Justin Singer
CE21060976: James Stark	CE21030566: Monique Grenon
CE21080422: Steve Zimmerman	CE18090851: Erick Vargas
CE21080947: Dilma Melendez	CE19022236: Dominique Key
SE21090378: Rockell McShan	CE12080842: Mark Kushner, attorney; Paul Rubenstein
CE20121071: Liana Hall	CE16091585; CE20071366: Earl Lawrence; Raymond Whitmarsh

CE21090101: Roger Francois
CE19071860: Steven Williams
CE21080805: Wyman Allen

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE20110932

11 SE 12 AVE
11 SE 12TH AVE LLC

This case was first heard on 8/10/21 to comply by 9/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,500 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance. He recommended imposition of the fines, and said administrative costs totaled \$902.

Connis Braen, attorney, said there had been a protracted foreclosure because the property had been repeatedly transferred. The mortgage holder had been unaware of the violations for some time, but once aware of them, he had addressed them at a cost of approximately \$2,500. Mr. Braen requested the fines be waived.

Judge Purdy imposed administrative costs of \$902.

Case: CE21020670

2716 MIDDLE RIVER DR 1-2
JARRETT, ROSE; JARRETT, ORVILLE

This case was first heard on 8/10/21 to comply by 8/20/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,050 and the City was requesting the full fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the fines to \$500.

Orville Jarret said repairs had been delayed because he had suffered an injury and because his mother had been ill.

Judge Purdy imposed a fine of \$500 for the time the property was out of compliance.

Case: CE21050554

1 W SUNRISE BLVD
WMA INVESTORS LTD PRTNR;
% WALGREEN CO
ATTN:RE PROP TAX

Service was via posting at the property on 10/20/21 and at City Hall on 10/28/21.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)
THE WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED
AS REQUIRED.

18-1 **COMPLIED**

GRAFFITI HAS BEEN PAINTED ON EXTERIOR WEST WALL OF THIS OCCUPIED

COMMERCIAL PROPERTY.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-280(h)(1) within 35 days or a fine of \$100 per day, per violation.

Charles Larcen acknowledged that litter on the property was an ongoing, daily problem and described steps they had to keep the property cleaner.

Judge Purdy found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-280(h)(1) within 35 days or a fine of \$100 per day, per violation.

Case: CE21050480

Vacate Order Of 9/30/21 & Rehear

831 NW 8 AVE
MATTALI LLC

This was a request to vacate the order dated 9/30/21 and re-hear the case.

Judge Purdy vacated the order dated 9/30/21.

This case was first heard on 7/29/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,300 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance. He said the City was not recommending fines.

James Carrol, owner, said the property was under construction. He said he had complied within hours of being aware of the violations.

Judge Purdy imposed no fine.

Case: CE21040503

1001 INDIANA AVE
COLE, JOANNE E DAISE

Service was via posting at the property on 10/20/21 and at City Hall on 10/28/21.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE OF FURNITURE ON THIS RS-6.7 ZONED PROPERTY, INCLUDING, BUT NOT LIMITED TO MATTRESSES AND A COUCH.

18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

18-12(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING, BUT NOT LIMITED TO BUCKETS NEAR THE DERELICT VEHICLE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS

INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

18-1. **COMPLIED**

THERE IS OUTDOOR STORAGE UNDER THE BALCONY AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

J. Cole said she had paid people to do the work but they had taken the money and not done the work.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE-19111013

700 E EVANSTON CIR
WILLIAMS, CHARLES R

This case was first heard on 8/10/21 to comply by 8/20/21 and 10/12/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,125 and the City was requesting the full fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, confirmed the property was in compliance and recommended reducing the fine to \$500.

Charles Williams thanked the City.

Judge Purdy imposed a fine of \$500 for the time the property was out of compliance.

Case: CE21040436

ORDERED TO REAPPEAR

815 COCONUT DR
ALTER, RALPH; COTTEN, SIBYL

This case was first cited on 4/14/21 to comply by 4/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$27,000 and the City was requesting \$300. The citation had been appealed.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing the amount owed to \$300 to cover administrative costs.

Ralph Alter objected to the boat being called derelict.

Judge Purdy imposed administrative costs of \$300.

Case: CE21010622

801 NE 62 ST

FIRTH PROPERTIES 899 NE 62ND LLC

This case was first heard on 6/8/21 to comply by 8/10/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, said the permit had been out for corrections since October 6, 2021. She recommended imposition of the fines.

James Husky, attorney, said the work had been done and requested 63 days. Officer Koloian said the work was done, but without permits. She recommended a 91-day extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/8/22 hearing.

Case: CE21010627

899 NE 62 ST

FIRTH PROPERTIES 899 NE 62ND LLC

This case was first heard on 6/8/21 to comply by 8/10/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/8/22 hearing.

Case: CE21080805

1801 NW 25 TER

ALLEN, FORD RUSH EST;

ALLEN, W WYMAN

Service was via posting at the property on 10/25/21 and at City Hall on 10/28/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.4.B.1. **COMPLIED**

THERE IS OVERNIGHT PARKING OCCURRING AT THIS RS-8 ZONED PROPERTY OF COMMERCIAL VEHICLES AT THIS LOCATION. THERE ARE THREE COMMERCIAL TRAILERS ON THE PROPERTY.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OPEN AIR STORAGE INCLUDING BUT NOT LIMITED TO: THE FRONT AND SIDES OF THIS RS-8 ZONED RESIDENTIAL PROPERTY. THIS IS A NON-PERMITTED USE PER SECTION 47-5.11.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND

WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Wyman Allen agreed to comply.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE21090776

CITATION

2112 NW 27 LN
2112 N W 27TH AVE LAND TR; GIRALDO, JAIME A TRUSTEE

This case was first cited on 10/3/21 to comply by 10/5/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting the full fine be imposed. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Jaime Giraldo, trustee, said he was not aware he could appeal the citation.

Judge Purdy imposed the \$5,200 fine

Case: CE21060872

3050 W BROWARD BLVD
MDC COASTAL 17 LLC

This case was first heard on 9/14/21 to comply by 9/21/21 and 10/5/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patt Gavin, Code Compliance Officer, recommended imposition of the fines.

Randy Lipkien, attorney, said the tenant was addressing the violations. He requested additional time to comply.

Porshia Williams said Family Dollar was not addressing the violations, and this was in a residential area. She recommended imposition of the fines.

Judge Purdy imposed the \$16,450 fine, which would continue to accrue until the property was in compliance.

Case: FC20090010

ORDERED TO REAPPEAR

17 S FTL BEACH BLVD
THOR GALLERY A BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS

This case was first heard on 12/9/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, said he had been meeting with the owner regarding the violations. He described what had been done and work that remained. He recommended a 91-day extension.

Stephen Tilbrook, attorney, agreed they were making progress and requested 91 days.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE20121071

ORDERED TO REAPPEAR

1549 SW 30 TER

FEDERAL NATIONAL MORTGAGE ASSN;
% DITECH FINANCIAL LLC

This case was first heard on 4/13/21 to comply by 5/25/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$58,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, reported the property was still in violation. He explained there was a squatter in the property, making it difficult for the owner to address the violations.

Liana Hall said the tenant had been ordered to pay \$1,500 per month rent but no rent had been received, so they were going to file an affidavit of non-compliance to begin the eviction process. She requested an extension.

Ms. Hasan suggested an order to reappear for an update.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/11/22 hearing.

The following two cases were heard together:

Case: CE21030138

6711 NW 26 WAY
GENERATE REALTY GROUP LLC

This case was first heard on 5/11/21 to comply by 6/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,800 and the City was requesting a \$488 fine be imposed.

Bernstein Saimbert, Code Compliance Officer, said the owner had experienced issues with permitting. He recommended reducing the fines to \$488 for each case.

Isaac Perez said he had purchased the property unaware of the violations and fines. He had kept in constant touch with Officer Bernstein. He requested the fines be waived.

Judge Purdy imposed a fine of \$488 for the time the property was out of compliance.

Case: CE20121059

6711 NW 26 WAY
GENERATE REALTY GROUP LLC

This case was first heard on 4/13/21 to comply by 7/6/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,050 and the City was requesting a \$488 fine be imposed.

Judge Purdy imposed a fine of \$488 for the time the property was out of compliance.

Case: SE21070154

839 NW 14 WAY
DGEL LLC

Administrative Hearing - Appeal

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 7/12/21 and the trash remained on 7/14/21. The City had subsequently removed the trash on 7/15/21.

Yona Peretz said an elderly woman lived in the property and someone else was dumping on the property. He said he had not received timely notice of the violation.

Judge Purdy denied the appeal.

Case: CE20090564 REQUEST FOR EXTENSION
200 N ANDREWS AVE
CURTIS T BELL TR; BELL, CURTIS T TRUSTEE

This case was first heard on 5/7/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$3,300.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$709.

Judith Dolan said it had taken time to get through the permitting process.

Judge Purdy imposed administrative costs of \$709.

Case: CE21090147 CITATION
2406 BARCELONA DR
KRITZER, RANDY

This case was first cited on 9/7/21 to comply by 9/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,800 and the City was requesting the full fine be imposed. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Randy Kritzer explained he could not do the work himself and it had taken time for the boat company to address the violation.

Judge Purdy imposed the \$4,800 fine.

Case: SE21090378 Administrative Hearing - Appeal
1445 NW 7 TER
RMC 1145 LLC

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 9/22/21 and the trash remained on 9/24/21. The City had subsequently removed the trash on 9/27/21.

Rockell McShan said people dumped on this vacant lot and she had called Police numerous times to report it.

Judge Purdy denied the appeal.

Case: CE21090170
205 SW 21 TER
STEEL BLUE LAND & CATTLE LLC

Service was via posting at the property on 10/20/21 and at City Hall on 10/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.1.C.
THIS IS AN UNDEVELOPED PARCEL (VACANT LOT) THAT IS BEING UTILIZED FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE. THE PROPERTY IS BEING USED AS A PARKING LOT AND STORAGE AREA FOR METAL CONTAINERS, VEHICLES AND OTHER ITEMS.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Bill Reilly, attorney, said this use had existed on the property for over a decade, He had a meeting schedule the next day with the City's Interim Zoning Director, and requested continuing the case for 30-60 days. Ms. Hasan said she would be at the meeting the following day and recommended a continuance with a mandatory reappearance.

Judge Purdy granted a continuance and ordered the respondent to attend the 1/11/22 hearing.

Case: SE21060016

Administrative Hearing - Appeal

2724 SW 8 ST
LYNDAM LLC

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 6/1/21 and the trash remained on 6/3/2. The City had subsequently removed the trash on 6/4/21.

Samuel Melendez said the trash belonged to the neighbor.

Judge Purdy denied the appeal.

Case: CE21080907

CITATION

3251 GLENDALE BLVD
BEAUCHAMP, MONIQUE; JEANNELUS, LOUSSENDA

This case was first cited on 8/30/21 to comply by 8/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed. No appeal had been received.

Wilson Quintero, Senior Code Compliance Officer, recommended imposition of the fines.

Monique Beauchamp said the car belonged to her son.

Judge Purdy imposed the \$150 fine.

Case: CE21090447

Administrative Hearing – Appeal - Citation

210 SW 29 TER
BUCK, DERRIS & DAPHNEY

The property had been cited on 9/18/21 to comply by 9/18/21. The property was in compliance and fines had accrued to \$500. The City was requesting the full amount.

Patt Gavin, Code Compliance Officer, testified that two trees had been removed without permits. He recommended imposition of the fines.

Lora Allen, the owner's daughter, said the trees were endangering other people's property and they had removed them prior to Hurricane season. They were not aware a permit was needed.

Ms. Hasan said the owner must pull an after-the-fact tree removal permit. Ms. Allen said her parents were on a fixed income and had medical bills related to her father's care.

Judge Purdy imposed no fines.

Case: CE21080947

1415 MIAMI RD G
SFR 2012-1 FLORIDA LLC

Service was via posting at the property on 10/19/21 and at City Hall on 10/27/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED
AS REQUIRED. THE FENCE IN THE REAR OF THIS PROPERTY IS LEANING AND NOT
IN GOOD REPAIR.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day.

Dilma Melendez agreed.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

Judge Purdy took a brief recess.

Case: CE21060145

600 E CAMPUS CIR
PALERMO, EUGENIO C; JIMENEZ, NATHALY CORREA

Personal service was made on 10/18/21. Service was also via posting at City Hall on 10/27/21.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-39.A.14.C.(6)

THERE IS AN EXTENSION OF THE DRIVEWAY WITHOUT A PERMIT AND USING
GRAVEL IN VIOLATION OF THE ORDINANCE.

18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE.

9-304(b)

THERE IS A BOAT ON A TRAILER PARKED ON THE GRASS.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND
WELL-KEPT APPEARANCE. THERE IS A LARGE PILE OF GRAVEL IN THE SIDE
YARD.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Eugenio Palermo requested time to comply.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: SE21090394

Administrative Hearing - Appeal

2511 NW 30 WAY
KELLY, MOZELL H/E; GRIFFIN, SHEILA

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 9/24/21 and the trash remained on 9/26/21. The City had subsequently removed the trash on 9/27/21.

Mozell Kelly said a landscaper had cut the hedge. She said she had not received any notice of the violation.

Judge Purdy denied the appeal.

Case: CE21031058

3132 NE 9 ST
3132 NE 9TH LLC

This case was first heard on 6/8/21 to comply by 7/13/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,450 and the City was requesting a \$755 fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the amount owed to \$755 to cover administrative costs.

Naran Lalwani requested no fines be imposed because the building had not generated any income during the pandemic.

Judge Purdy imposed administrative costs of \$755.

Case: SE21090017

Administrative Hearing - Appeal

614 SW 8 ST
LEMIEUX, PETER

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 9/1/21 and the trash remained on 9/3/21. The City had sent the truck but by then the trash was gone. The \$35 fine was for the City sending the truck out.

Peter Lemieux said he had removed the trash the day he received the notice.

Judge Purdy denied the appeal.

Case: CE19071860

1651 NW 26 AVE
WILLIAMS, STEVEN

This case was first heard on 3/5/20 to comply by 4/2/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, said one violation remained and recommended imposition of the fines. Steven Williams said he had been unaware of the fines running. He said there was an ongoing case with his insurance company, but they had finally replaced the roof. He was painting the stained area of the house now. Officer Garcia reiterated his recommendation to impose the fine.

Porshia Williams recommended a 7-day extension.

Judge Purdy granted a 7-day extension, during which time no fines would accrue.

Case: CE21050969

2961 SW 11 CT
JACOBSON, RACHEL L

This case was first heard on 9/14/21 to comply by 10/5/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Patt Gavin, Code Compliance Officer, recommended reducing the amount owed to \$451 to cover administrative costs.

Rachel Jacobson agreed to the reduction.

Judge Purdy imposed administrative costs of \$451.

Case: SE21090098

Administrative Hearing - Appeal

2791 NW 23 ST
2791 23 LAND TR; RIPROCK HOMES INC TRUSTEE

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 9/9/21 and the trash remained on 9/13/21. The City had subsequently removed the trash on 9/14/21.

Ryan Emmer said he put the bulk trash out because the City website [erroneously] indicated the bulk date was the second Wednesday. He had a screenshot of the website.

Judge Purdy denied the appeal.

Case: CE21090749

639 POINCIANA DR
639 POINCIANA TR; EMMER, RYAN TRUSTEE

Service was via posting at the property on 10/26/21 and at City Hall on 10/28/21.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-278(e)
THERE ARE WINDOWS THAT ARE BEING COVERED WITH ACCORDION SHUTTERS.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21040801. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

18-1. **COMPLIED**

THERE ARE WINDOW SCREENS AND OTHER MISCELLANEOUS ITEMS BEING STORED ON THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-11.(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21080024. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation and a finding of fact that violations 18-12.(a) and 18-11.(a) were recurring.

Ryan Emmer said different code officers had given him conflicting information. Stephanie Bass, Code Compliance Supervisor said a different violation was cited as recurring. Mr. Emmer said the pool was now in perfect shape and he had spent several thousand dollars repairing it. Supervisor Bass stated on reinspection, the pool still had debris in it and the pool gate did not have self-locking gates.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation and a finding of fact that violations 18-12.(a) and 18-11.(a) were recurring.

Case: CE21090101

1620 NW 25 TER
FRANCOIS, ROGER & JOCELEINE G

Service was via posting at the property on 10/25/21 and at City Hall on 10/28/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-29.(a) **COMPLIED**

THERE IS A DUMPSTER OVERFLOWING WITH TRASH AND IS NOT BEING MAINTAINED.

18-1.

THERE IS OUTDOOR STORAGE AND FOUL ODORS TAKING PLACE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-4.(c) **COMPLIED**

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

BCZ39-275(7)(a) **COMPLIED**

THERE IS A COMMERCIAL VEHICLE PARKED/STORED AT THIS LOCATION IN VIOLATION OF THE BROWARD COUNTY ZONING ORDINANCE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Roger Francois said all violations were in compliance.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE21090229

600 NW 6 AVE
SUNSHINE SHIPYARD II LLC

Service was via posting at the property on 10/25/21 and at City Hall on 10/28/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT PROPERTY AND/OR ITS SWALE. RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21060650, CE-20080152, CE-18090568) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence, stated the property was now in compliance and requested a finding of fact that the violation had existed as cited. He presented photos of the violation to Judge Purdy.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CE20091288

1812 NE 23 AVE
DELONG, AUGUSTUS G JR

Service was via posting at the property on 10/26/21 and at City Hall on 10/28/21.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day and ordering the respondent to attend the 2/8/22 hearing.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day and ordered the respondent to attend the 2/8/22 hearing.

Case: CE20100030

1812 NE 23 AVE
DELONG, AUGUSTUS G JR

Service was via posting at the property on 10/26/21 and at City Hall on 10/28/21.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day and ordering the respondent to attend the 2/8/22 hearing.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, and ordered the

respondent to attend the 2/8/22 hearing.

Case: CE21060433

988 NW 51 PL
988 FLORIDA LP

Service was via posting at the property on 10/12/21 and at City Hall on 10/28/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306 **COMPLIED**

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE REAR EXTERIOR GROUNDS.

47-19.9

THERE IS OUTDOOR STORAGE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO A MATTRESS, PALLETS AND A BUCKET IN THE BACK OF THE ALLEY WAY.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 47-19.9 within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 47-19.9 within 14 days or a fine of \$50 per day, per violation.

Case: CE21060630

4611 NW 10 AVE
KARA, ERNEST J JR

Service was via posting at the property on 10/12/21 and at City Hall on 10/27/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1. **COMPLIED**

47-21.16.A. **COMPLIED**

9-306 **COMPLIED**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE21080577

6210 N ANDREWS AVE
DOUBLE MOUNTAIN DEV VENTURES LLC

Service was via posting at the property on 10/12/21 and at City Hall on 10/27/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR. THE FRONT GATE IS MISSING ITS POST, THE SCREENING IS TORN AND UNKEPT. THE FENCE IS NOT BEING MAINTAINED AS REQUIRED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-280(h)(1) within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-280(h)(1) within 35 days or a fine of \$50 per day, per violation.

Case: CE21090149

910 NW 47 CT
MOORE, JASON

Service was via posting at the property on 10/12/21 and at City Hall on 10/27/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

9-308(b)

THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-305(a) **COMPLIED**

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE21090683

1448 SE 13 ST
WFPD HOLDINGS LLC

Service was via posting at the property on 10/20/21 and at City Hall on 10/27/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47.19.2.II.4.b.

THERE IS A PORTABLE STORED UNIT ON THE RIGHT-OF-WAY.

18-12.(a) **COMPLIED**

9-305(b) **COMPLIED**

Officer Fetter presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE21030265

2322 NW 13 ST
DRAGOSLAVIC, GORAN

Service was via posting at the property on 10/26/21 and at City Hall on 10/28/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 9-306 **COMPLIED**

9-304(b)
THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT. THERE ARE VEHICLE(S) PARKING ON THE LAWN.

9-280(h)(1)
THE FENCE ON THE PROPERTY WAS FOUND IN DISREPAIR AS IT IS BROKEN AND FALLING FROM ITS HINGES.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

Case: CE21030319

1751 NW 27 TER
THOMPSON, DWIGHT H/E; MONCRIEF, STEPHANIE ET AL

Service was via posting at the property on 10/25/21 and at City Hall on 10/28/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 47-34.4.B.1. **WITHDRAWN**

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S), TRAILER AND DERELICT VEHICLES AT THIS LOCATION.

18-1. **COMPLIED**
THERE IS ROOFED NON-PERMITTED OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA, AND THE DRIVEWAY HAVE CRACKS AND POTHOLES AT THE ENTRANCE.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-308(b) **COMPLIED**
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-308(a) **COMPLIED**

Officer Garcia presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21060188

1751 NW 26 TER

WILSON, ADELE S; GROSS, D A & WILSON, JUNE E

Service was via posting at the property on 10/26/21 and at City Hall on 10/28/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)

THE FENCE AT THE REAR OF THE PROPERTY IS IN COMPLETE DISREPAIR. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN AND NOT SUPPORTED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

47-34.1.A.1.

THERE IS ILLEGAL STORAGE OF DERELICT VEHICLES TAKING PLACE ON THE PROPERTY. THERE ARE DERELICT VEHICLES BEING STORED IN THE REAR YARD AND IN ADDITION, AN ACCUMULATION OF CLUTTERED OUTSIDE STORAGE INCLUDING BUT NOT LIMITED TO DERELICT BICYCLES, CAR PARTS AND OTHER MISCELLANEOUS ITEMS. THIS IS A NON-PERMITTED LAND USE AT THIS RS-8 RESIDENTIAL PROPERTY.

18-4.(c)

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21070533

2333 NW 15 CT

WEIT, RICHARD C & MELANIE

Personal service was made on 10/25/21 Service was also via posting at City Hall on 10/28/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

18-4.(c) **COMPLIED**

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE ARE SEVEN DERELICT VEHICLES ON THE PROPERTY.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-34.4.B.1. **COMPLIED**

47-34.1.A.1. **COMPLIED**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21080754

2871 NW 18 CT

ARRITITI TR; PETUDO LLC TRUSTEE

Service was via posting at the property on 10/25/21 and at City Hall on 10/28/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A WINDOW ON THE PROPERTY BEING COVERED BY PLYWOOD THAT REQUIRES MAINTENANCE.

9-278(e)

OTHER THAN WHEN A STORM WARNING IS IN PLACE, SHUTTERS SHALL NOT COVER WINDOWS PREVENTING MEANS OF EGRESS AND/OR VENTILATION.

9-304(b)

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA TOWARDS THE REAR OF THE PROPERTY. IN ADDITION, THE DRIVEWAY HAS CRACKS AND POTHOLES.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

Case: CE21080694

1021 SW 22 AVE

HERRERA, WILLIAM

Service was via posting at the property on 10/25/21 and at City Hall on 10/28/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 25-56(C)

THE SIDEWALK AT THE SUBJECT PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS OF THE SIDEWALK THAT HAVE CRACKS AND CAN POSE AS A SAFETY

HAZARD.

9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THE DRIVEWAY AT THE SUBJECT PROPERTY IS DETERIORATED AND IN DISREPAIR. THERE ARE AREAS OF THE DRIVEWAY THAT ARE UNEVEN AND CRACKED.

9-306 **COMPLIED**

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

Case: CE21090285

2571 NW 18 CT
RA INVESTMENT HOMES LLC

Service was via posting at the property on 10/26/21 and at City Hall on 10/28/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THE DRIVEWAY APPROACH ON THE PROPERTY IS IN NEED OF MAINTENANCE. THE APPROACH DOES NOT HAVE A HARD DUSTLESS SURFACE. IN ADDITION, THE DRIVEWAY ON THE PROPERTY HAS CRACKS AND UNEVEN SURFACES.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21020900

3909 NE 21 AVE 1
HALLMAN, ARLAN JAY

This case was first heard on 9/14/21 to comply by 9/21/21, 9/24/21, 10/12/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,750 fine, which would continue to accrue until the property was in compliance.

Case: CE21060399

2711 CENTER AVE
AMIT, ALON; WETSTEIN, JENNIFER

This case was first heard on 8/10/21 to comply by 9/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$450 fine,

Case: FC21050019

5891 NE 18 AVE
AVIARY REAL ESTATE LLC

This case was first heard on 8/10/21 to comply by 9/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,500 fine, which would continue to accrue until the property was in compliance.

Case: FC21070003

6300 N ANDREWS AVE
6300 UPTOWN CENTRE LP % BGS ATTN MI

This case was first heard on 9/14/21 to comply by 10/12/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting a \$500 fine be imposed.

Judge Purdy imposed a fine of \$500 for the time the property was out of compliance.

Case: CE21090015

CITATION

3701 W DAVIE BLVD
MOBILE ONE MANAGEMENT LLC

This case was first cited on 9/1/21 to comply by 9/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$2,700 fine.

Case: CE21080492

CITATION

1223 NW 23 TER
FOCI 1 INVESTMENT LLC

This case was first cited on 8/19/21 to comply by 9/3/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$16,500 fine, which would continue to accrue until the property was in compliance.

Case: CE21030985

4491 TWIN LAKES BLVD
MELROSE, JENNIFER L

This case was first heard on 8/10/21 to comply by 9/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE21020494

6795 NW 17 AVE
CABO 6795 LLC

This case was first heard on 6/8/21 to comply by 7/6/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,150 and the City was requesting a \$350 fine be imposed.

Judge Purdy imposed a fine of \$350 for the time the property was out of compliance.

Case: CE21080002

CITATION

6500 N POWERLINE RD
6500 POWERLINE WAREHOUSE LLC

This case was first cited on 8/22/21 to comply by 8/28/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,500 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE21080896

CITATION

511 E DAYTON CIR
SEELAL, NICOLE C

This case was first cited on 8/30/21 to comply by 8/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$150 fine.

Case: CE21060038

2025 NW 24 AVE 1-2
MAXHAUS LLC

This case was first heard on 8/26/21 to comply by 9/9/21 and 9/23/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$3,500 fine, which would continue to accrue until the property was in compliance.

Case: CE21050697

131 SW 31 AVE
CANNELLA, JANICE

This case was first heard on 9/14/21 to comply by 9/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,150 fine, which would continue to accrue until the property was in compliance.

Case: CE21070370

3540 SW 3 ST
BUSBY, KAIANO JAMAL

This case was first heard on 9/14/21 to comply by 10/12/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$700 fine, which would continue to accrue until the property was in compliance.

Case: CE21030498

2421 NW 30 TER
JOHN P FUNKEY REV TR

This case was first heard on 8/10/21 to comply by 9/21/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,900 fine, which would continue to accrue until the property was in compliance.

Case: CE21090733

CITATION

1831 NW 26 TER
WALITAS LLC

This case was first cited on 9/28/21 to comply by 9/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$16,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21020709

2625 SUGARLOAF LN
NAGORSKI, JANET ANN

This case was first heard on 8/10/21 to comply by 9/21/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,800 fine, which would continue to accrue until the property was in compliance.

Case: CE20110001

Vacate Order Imposing Fines 8/26/2021 and Close the Case

1717 NW 6 PL
MM DEVELOPMENT LLC

This was a request to vacate the order dated 8/26/21.

Judge Purdy vacated the order dated 8/26/21.

The City closed the case.

Case: CE21060976

CITATION

1112 WAVERLY RD
JOHNSON, H WESLEY

This case was first cited on 7/5/21 to comply by 7/13/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$29,750 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed administrative costs of \$442.

Lien Reduction Hearings

The following two cases for the same were heard together:

Case: CE16091585

2656 MIDDLE RIVER DR
ALBANESE, ROBERT D

Katrina Jordan, Presenter, testified that the lien amount was \$194,550 and City administrative costs totaled \$2,035.36. The City was requesting \$13,000.

Earl Lawrence explained that when the owner had passed away, the property was occupied by several undesirable people and it had taken time to evict those people and then address the violations. He had worked with the code officer and Ms. Jordan regarding progress.

Judge Purdy reduced the lien amount to \$13,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20071366

2656 MIDDLE RIVER DR
ALBANESE, ROBERT D

Katrina Jordan, Presenter, testified that the lien amount was \$15,850 and City administrative costs totaled \$1,340.24. The City was requesting \$2,000.

Judge Purdy reduced the lien amount to \$2,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE21030566

903 SW 9 AVE
9386-2266 QUEBEC INC

Katrina Jordan, Presenter, testified that the lien amount was \$5,200 and City administrative costs totaled \$552.14. The City was requesting \$3,640.

Monique Grenon said there had been a notice issue because the owners had not changed the mailing address with the Broward County Property Appraiser's office to their Canadian address.

Judge Purdy reduced the lien amount to \$3,640 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE10081229

834 NW 15 AVE
PRESCOTT, LESLIE A
PRESCOTT, RAYMOND

Katrina Jordan, Presenter, testified that the lien amount was \$28,680 and City administrative costs totaled \$1,320.24. The applicant had offered \$2,979.55. The City was requesting \$8,604.

Leslie Prescott, attorney, said she had been signed on as "attorney in fact" on the deed and did not understand if this made her co-owner. They had sold the property, alerting the buyer of the accruing fines, and the buyer had signed an

affidavit assuming responsibility for the fines. The buyer had not paid the fines, so they were deducted at closing. Ms. Prescott said she had been unaware of the fines for nine years. She explained the property had been demolished since it was sold.

Ms. Hasan explained the title history of the property. In 2012, the property had been owned by Ms. Prescott and her brother, then a quit claim deed to Raymond Prescott alone. Later in 2012, the property was sold to a new owner, who had subsequently sold it to a corporate entity. Per the dates, Ms. Hasan said Ms. Prescott and her brother were responsible when the violations were cited. Ms. Prescott said the fines had actually begun when her father, also named Raymond Prescott, owned the property. Ms. Prescott said she had sold the house for \$7,000.

Ms. Jordan said the City would accept the applicant's offer of \$2,979.55.

Judge Purdy reduced the lien amount to \$2,979.55 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18090851

1400 NW 11 PL
10277 FINANCIAL FREEDOM LLC

Katrina Jordan, Presenter, testified that the lien amount was \$64,775 and City administrative costs totaled \$1,249.78. The City was requesting \$4,000.

Erick Vargas said he had recently purchased the house in a short sale after the previous owner passed away.

Judge Purdy reduced the lien amount to \$3,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following six cases for the same owner were heard together:

Case: BE20080196

401 LIDO DR
401 LIDO LLC

Katrina Jordan, Presenter, testified that the lien amount was \$1,000 and City administrative costs totaled \$313.89. The City was requesting \$500.

James Hurchalla, attorney, explained that the notices had been sent to an attorney and never forwarded to the proper mailing address. He said the owners had contracted Covid-19 and there had been construction issues due to the pandemic as well. Mr. Hurchalla stated the property was being sold.

Judge Purdy reduced the lien amount to \$500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: BE20080185

401 LIDO DR
401 LIDO LLC

Katrina Jordan, Presenter, testified that the lien amount was \$1,500 and City administrative costs totaled \$261.76. The City was requesting \$750.

Judge Purdy reduced the lien amount to \$750 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: BE20090078

401 LIDO DR
401 LIDO LLC

Katrina Jordan, Presenter, testified that the lien amount was \$14,000 and City administrative costs totaled \$1,004.42. The City was requesting \$7,000.

Judge Purdy reduced the lien amount to \$7,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: BE20080071

401 LIDO DR
401 LIDO LLC

Katrina Jordan, Presenter, testified that the lien amount was \$1,500 and City administrative costs totaled \$267.89. The City was requesting \$1,500.

Judge Purdy denied the lien reduction request.

Case: BE20080060

401 LIDO DR
401 LIDO LLC

Katrina Jordan, Presenter, testified that the lien amount was \$2,000 and City administrative costs totaled \$405.89. The City was requesting \$1,000.

Judge Purdy reduced the lien amount to \$1,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: BE20060163

401 LIDO DR
401 LIDO LLC

Katrina Jordan, Presenter, testified that the lien amount was \$1,200 and City administrative costs totaled \$451.89. The City was requesting \$1,200.

Judge Purdy denied the lien reduction request.

Case: CE12080842

2425 NE 26 AVE
RUBENSTEIN, PAUL C
PAUL C RUBENSTEIN REV TR

Katrina Jordan, Presenter, testified that the lien amount was \$24,480 and City administrative costs totaled \$1,207.09. The City was requesting \$12,240.

Mark Kushner, attorney, said the code violations were not related to life safety and did not have a negative impact on the property or the surrounding neighborhood. He state the violations related to an oversight during remodeling, and noted the City had given the owner a community appearance "WOW Award" for the remodeling. He said when the owner became aware of the violations when selling the property, he had promptly corrected it, and spent \$5,000. Mr. Kushner requested fines be reduced to administrative costs plus \$500.

Ms. Hasan pointed out it had taken a very long time to address the violations after they were cited. She said the community appearance award received no input from Code Enforcement.

Judge Purdy reduced the lien amount to \$2,500 payable within 45 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19022236

1700 NW 4 ST
VANTAGE POINTE LLC

Katrina Jordan, Presenter, testified that the lien amount was \$6,450 and City administrative costs totaled \$913.34. The City was requesting \$2,000.

Dominique Key said they had not only addressed the violations, but they had also permitted the driveway and swale. She requested a reduction to administrative costs.

Judge Purdy reduced the lien amount to \$2,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18030094

881 NW 16 TER
MADISON STREET HOLLYWOOD;
PROPERTIES LLC

Katrina Jordan, Presenter, testified that the lien amount was \$9,800 and City administrative costs totaled \$1,079.54. The City was requesting \$2,940.

Justin Singer said he had purchased the property in foreclosure and did not immediately comply the violation but had instead built a new structure on the property. He requested a reduction to administrative costs.

Judge Purdy reduced the lien amount to \$2,940 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The City entered pages 48 and 49 of the Special Magistrate agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
CE21080271

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

SE21070364
SE21070351

SE21060067

SE21060071

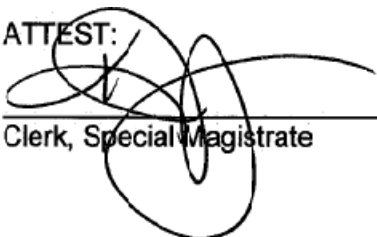
SE21070098

SE21070231

There being no further business, the hearing was adjourned at 1:20 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate